

Document #4530

12/20/84

December 20, 1984

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Stephen Coyle, Director

SUBJECT: South Cove Urban Renewal Area, Project
No. Mass R-92
Final Designation of Redeveloper
Parcel P-12A

In 1969, the Authority entered into a Land Disposition Agreement with the Salesian Society regarding Parcels P-12, P-12A and P-12B located between Washington, Tremont, Oak and Common Streets in the South Cove Urban Renewal Area. The agreement states the property shall be developed for a general classroom building on Parcel P-12, an Electronic School Building, which will include resident housing on Parcel P-12A, and an office/residential building on Parcel P-12B. The classroom building on Parcel P-12 was completed in 1973.

On August 29, 1984, the Authority tentatively designated the Salesian Society as redevelopers of Parcel P-12A consisting of approximately 7600 square feet of vacant land. This building will consist of one floor of auditorium space, two floors of electronic and computer space and the upper two floors will be utilized as a residence area for 20 Salesian Fathers and a chapel, library and game room.

The exterior materials to be used will be concrete, cast stone units and prefabricated. This exterior will match and complement the other buildings. The final plans and specifications have been approved by the Authority's Urban Design Department, and a formal bank commitment from the Barclay Bank has been submitted as well as a construction contract with the Builder Peabody Construction Company.

It is therefore recommended the Authority finally designate the Salesian Society as redevelopers of Parcel P-12A in the South Cove Urban Renewal Area.

Attachments

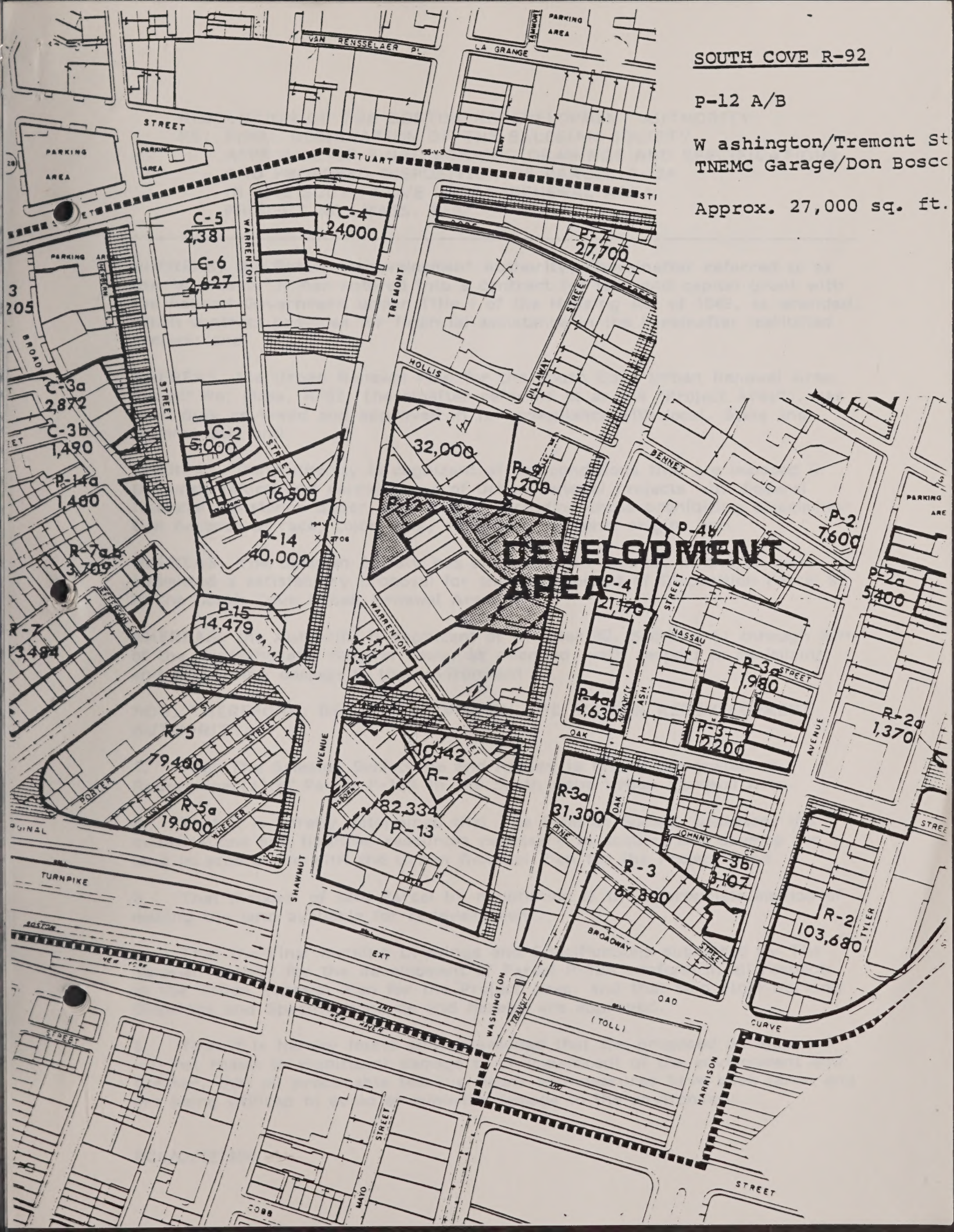
SC/moj

SOUTH COVE R-92

P-12 A/B

Washington/Tremont St
TNEMC Garage/Don Bosco

Approx. 27,000 sq. ft.



RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF THE SALESIAN SOCIETY
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED DISPOSITION OF PARCEL P-12A
IN THE SOUTH COVE URBAN RENEWAL AREA
PROJECT NO. MASS. R-92

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, The Salesian Society has expressed an interest in and/or have submitted a satisfactory proposal for the development of Disposition Parcel 92 in the South Cove Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That The Salesian Society be and hereby is finally designated as Redeveloper(s) of Parcel P-12A in the South Cove Urban Renewal Area.
2. That it is hereby determined that The Salesian Society possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said Parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by The Salesian Society for the development of Parcel P-12A conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcel P-12A to The Salesian Society, said documents to be in the Authority's usual form, and is further authorized to grant an early license for excavation for the purpose of building a foundation.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

or Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes."

1. a. Name of Redeveloper: THE SALESIAN SOCIETY
- b. Address and ZIP Code of Redeveloper: 300 Tremont Street, Boston, MA 02116
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from
 BOSTON REDEVELOPMENT AUTHORITY
 (Name of Local Public Agency)
 in SOUTH COVE URBAN RENEWAL AREA MASS R-92
 (Name of Urban Renewal or Redevelopment Project Area)
 in the City of Boston, State of Massachusetts
 is described as follows:

Parcel P-12A

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?
 If YES, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.
☒ YES ☐ NO
 SEE EXHIBIT "B" ATTACHED

4. a. The financial condition of the Redeveloper, as of June 30, 1983, is as reflected in the attached financial statement.
 (NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)
 Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:
 See attached commitment letter

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

\$ 1,000,000.00

Mid-Atlantic North Bank P.O. BOX 2177
11 Garrit Mountain Plaza - West Paterson, N.J. 07509

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

Parking Lot Adjacent to school

\$

\$

7. Names and addresses of bank references:

Mid-Atlantic North Bank (as above)

Union Warren Savings Bank

- First National Bank of Boston-

- a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

The completion in 1972 of an addition to the then existing School for a price of approximately \$3,000,000.

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

None

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

None

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder: No

- a. Name and address of such contractor or builder:

Not applicable

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? not applicable ☐ YES ☐ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____ not applicable

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder: not applicable

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT
\$

DATE TO BE
COMPLETED

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

not applicable

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

not applicable

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) I

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: August, 1984

Kenneth McAllice
Rev. Kenneth McAllice
Signature

Director
Director Title

300 Tremont Street, Boston, MA 02116

Address and ZIP Code

Dated: August, 1984

Benjamin A. Blase
Signature

Provincial

Title

148 Main St.- New Rochelle, N.Y. 10802

Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

